



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

November 25, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**SHERIFF'S DEPARTMENT:
CARSON SHERIFF'S STATION EXPANSION AND RENOVATION PROJECT
ESTABLISH CAPITAL PROJECT AND RELATED ACTIONS
CAPITAL PROJECT NO. 87023
(SECOND DISTRICT) (3 VOTES)**

SUBJECT

Establish a capital project number for the renovation and expansion of existing space at the Carson Sheriff Station and authorize the Chief Executive Office to finalize and execute a funding agreement with the City of Carson to accept its financial contribution of \$2.5 million to fund a portion of the project.

JOINT RECOMMENDATION WITH THE SHERIFF THAT YOUR BOARD:

1. Establish a capital project number for the expansion and renovation of the Carson Sheriff Station, Capital Project No. 87023, to address a shortage of work space.
2. Instruct and authorize the Chief Executive Office to finalize and execute a funding agreement with the City of Carson to accept its financial contribution of \$2.5 million to fund a portion of the project.

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Third District

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Fifth District

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will establish a capital project number for the expansion and renovation of the existing Carson Sheriff Station, located in the City of Carson, within the Second Supervisorial District. The recommended actions also authorize the Chief Executive Office (CEO) to finalize and execute a funding agreement with the City of Carson to accept its financial contribution of \$2.5 million to fund a portion of the capital project.

The Carson Sheriff Station was built in 1975. The station provides police services for the unincorporated County areas within Gardena, Torrance, Rancho Dominguez and the contract City of Carson. The station's jurisdictional area of service also includes California State University Dominguez Hills and Harbor-UCLA Medical Center.

The proposed project will enlarge and improve the existing station lobby to include a new community room, an interview room for victim's privacy, and a video visiting room. The improvements will also enhance services and working conditions for station employees by remodeling the existing dispatch area, operations' offices, and the female locker room.

In addition, 5,000 square feet of office space will be constructed above the existing vehicle service building to replace two modular trailers presently located on the staff parking lot, thus allowing twenty parking spaces to be recaptured. The new office space will also help to reduce the overcrowding in the detective's area within the station.

The estimated total project cost ranges between \$6.1 and \$6.9 million. Currently, \$1.1 million is appropriated within the Capital Projects/Refurbishments Budget for the Carson Sheriff Station Expansion and Renovation Project, under Capital Project No. 87023. The City of Carson has expressed an interest in this project and is willing to contribute a \$2.5 million financial contribution for the project. Therefore, the recommended actions will also allow the CEO to finalize and execute a funding agreement to accept the City of Carson's \$2.5 million contribution.

Upon execution of a funding agreement between the County and the City of Carson, we will return to your Board with recommendations to approve project costs, award design and consultant services agreements, and supplement the project budget. The project will not be advertised for construction bids until funding has been identified to fully fund the project.

Currently, soil and groundwater remediation activities are occurring on the Carson Sheriff Station site under a separate, budgeted capital project. Planning and design activities will be coordinated with the CEO to ensure there are no impacts to remediation activities. Construction of the proposed station expansion and renovation will not commence until remediation activities are complete.

Implementation of Strategic Plan Goals

These actions meet the County's Strategic Plan Goals of Fiscal Responsibility (Goal 4) and Organizational Effectiveness (Goal 3) by investing in infrastructure to provide building renovations that will improve working conditions and enhance the operation of the Sheriff's Department.

FISCAL IMPACT/FINANCING

The estimated total project costs range between \$6.1 and \$6.9 million. Currently, \$1.1 million is appropriated within the Capital Projects/Refurbishments Budget for the Carson Sheriff Station Expansion and Renovation Project, under Capital Project No. 87023. The \$1.1 million is from Second District Capital Project funds. The balance of the funds results from Fiscal Year 2007-08 fund balance generated by the Sheriff's Department.

Upon execution of a funding agreement with the City of Carson for their \$2.5 million financial contribution for the project, we will return with recommendations to approve project costs, award design and consultant services agreements, and supplement the project budget.

A detailed project budget and schedule will be provided to your Board when we return to award the architect/engineer and consultant services agreements for programming and design services.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by your Board, the proposed project will include 1 percent of the estimated design and construction costs to be allocated to the Civic Art Special Fund according to your Board's Civic Art Policy adopted on December 7, 2004. The Civic Art fee will be identified in the project budget summary and will be transferred to the Civic Art Special Fund in a forthcoming Board action upon determination of design and construction costs.

A funding agreement in the form previously approved by County Counsel will be used to finalize the City of Carson's \$2.5 million financial contribution to the project.

Further, the CEO will work closely with County Counsel to ensure that the appropriate language is included in the funding agreement with regards to environmental documentation and termination clauses should the project not be approved for construction.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not a project pursuant to the California Environmental Quality Act ("CEQA") because they involve activities that are excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions would create a government funding mechanism that does not involve any commitment to a specific project which may result in a potentially significant effect on the environment. The funding agreement will include language providing that the project will only be undertaken if your Board takes further action to approve the project after an appropriate environmental finding has been made; the funding agreement will further provide that if project is not approved by your Board, unexpended portions of the City of Carson's contribution will be returned to the City of Carson.

Additionally, it can be seen with certainty that that the proposed actions will not result in a significant effect on the environment and accordingly are not subject to CEQA under Section 15061 of the State CEQA Guidelines.

The appropriate environmental documentation will be provided for your Board's consideration when we return to your Board to request project approval.

IMPACT ON CURRENT SERVICES

There will be no impact to Sheriff Services during the course of the recommended actions.

The Honorable Board of Supervisors
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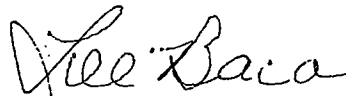
CONCLUSION

Please return one adopted copy of this Board letter to the CEO, Capital Projects Division, and the Sheriff's Department, Facilities Planning Bureau.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



LEROY D. BACA
Sheriff

WTF:LDB:DC
DL:JSE:DTJ:TJ:mc

c: Auditor-Controller
County Counsel
Sheriff's Department (Administrative Services Division,
Financial Programs Bureau, & Facilities Planning Bureau)

Carson Station BL